

## 01 Borough of Ahuntsic-Cartierville

### Established areas

#### Orientation

##### Maintain area character

Zoning by-laws will aim to maintain the existing built form, which presents the following characteristics:

#### Sector 01-01:

- Building height of one or two stories above ground;
- Low or medium site coverage.

#### Sector 01-02:

- Building height of one to three stories above ground;
- Medium or high site coverage.

#### Sector 01-03:

- Building height of one to four stories above ground;
- Detached or row;
- Low or medium site coverage.

#### Sector 01-04:

- Building height of six to twelve stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

#### Sector 01-05:

- Building height of one to four stories above ground;
- Low or medium site coverage.

#### Sector 01-06:

- Building height of two to six stories above ground;
- Medium or high site coverage;
- Maximum F.A.R.: 3.0.

#### Sector 01-07:

- Building height of six stories above ground or higher;
- Detached;
- Medium or high site coverage;
- Maximum F.A.R.: 9.0.

#### Sector 01-08:

- Building height of one or two stories above ground;
- Medium or high site coverage.

#### Sector 01-09:

- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium or high site coverage.

#### Sector 01-10:

- Building height of two to six stories above ground;
- Medium or high site coverage;
- Maximum F.A.R.: 4.0.

#### Sector 01-11:

- Building height of six to twelve stories above ground;
- Detached;
- Medium or high site coverage;
- Maximum F.A.R.: 6.0.

#### Sector 01-12:

- Building height of six to eight stories above ground;
- Detached;
- Low or medium site coverage.

#### Sector 01-13:

- Building height of six to twelve stories above ground;
- Detached;
- Low or medium site coverage;
- Maximum F.A.R.: 6.0.

#### Sector 01-14:

- Building height of three or four stories above ground;
- Detached or semi-detached;
- Medium or high site coverage.

#### Sector 01-15:

- Building height of three to eight stories above ground;
- Medium or high site coverage.

#### Sector 01-16:

- Building height of one or two stories above ground;
- Low or medium site coverage.

#### Sector 01-17:

- Building height of two to six stories above ground;
- Medium or high site coverage.

#### Sector 01-18:

- Building height of two to four stories above ground;
- Medium or high site coverage.
- Minimum F.A.R. : 1.0.

Except for the area mentioned by the Special Planning Program L'Acadie-Chabanel, zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.

## 01 Borough of Ahuntsic-Cartierville

### Areas to be built or transformed

#### Orientation

##### Renew area character

Zoning by-laws will permit a new built form, which presents the following characteristics:

#### Sector 01-T1:

- Building height of three to six stories above ground;
- Semi-detached or row;
- Medium or high site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 3.0.

#### Sector 01-T2:

- Building height of four to eight stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

#### Sector 01-T3:

- Building height of three to eight stories above ground;
- Detached;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 6.0.

#### Sector 01-T4:

- Building height of one to three stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 4.0.

#### Sector 01-T5:

- Building height of three to six stories above ground;
- Semi-detached or row;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

#### Sector 01-T6:

- Building height of one to three stories above ground;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 2.0.

#### Sector 01-T7:

- Building height of two to eight stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 1.0;
- Maximum F.A.R.: 4.0.

Except for the area mentioned by the Special Planning Program L'Acadie-Chabanel, zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.

